

To: Nicole Floyd[Nicole.Floyd@ci.bremerton.wa.us]
From: Janet Lunceford
Sent: Tue 8/13/2013 12:54:47 AM
Subject: RE: Need 200 acres for heavy mfg. -- brownfield sites are highly desirable

Clearly not big enough.

Janet Lunceford
Code Enforcement Officer
City of Bremerton
345 - 6th Street, Suite 600
Bremerton, WA 98337
janet.lunceford@ci.bremerton.wa.us
Phone: (360) 473-5213
Fax: (360) 473-5278

From: Nicole Floyd
Sent: Monday, August 12, 2013 5:15 PM
To: Janet Lunceford
Subject: FW: Need 200 acres for heavy mfg. -- brownfield sites are highly desirable

Gasworks super fund site is...sesko? Right next to penn plaza?

Entire Marine industrial area is about how big? 10 -20 acres max?

This request is for 200 industrially zoned acres.

Sincerely,

Nicole Floyd

City of Bremerton
Land Use Planner
phone: (360) 473-5279
fax: (360) 473-5278

From: Patty Lent
Sent: Monday, August 12, 2013 12:07 PM
To: 'Kathy Cocus'; Nicole Floyd
Subject: FW: Need 200 acres for heavy mfg. -- brownfield sites are highly desirable

Hello Kathy,

It is zoned industrial and I will check if 200 acres are available.
Nicole could you check for Kathy and me?

Mayor Patty Lent
City of Bremerton
345 6th Street, Suite 600
Bremerton WA 98337
360 473-5266

From: Kathy Cocus [<mailto:cocus@kitsapeda.org>]
Sent: Monday, August 12, 2013 9:46 AM
To: Patty Lent
Cc: John Powers
Subject: RE: Need 200 acres for heavy mfg. -- brownfield sites are highly desirable

Mayor,

Thank you for the follow up on this lead. When a client makes specific requests regarding site requirements (rail, acreage, water, power, etc.), we are only able to forward potential sites that meet those specific requirements. I don't believe either of the sites you note are 200 acres or on the rail line, so unfortunately they would not qualify for this particular lead.

I am familiar with the industrial land off Pennsylvania, but I don't believe I have many details on the old Bremerton Gasworks Superfund site? Is the superfund site also zoned industrial?

Thank you,

Kathy

From: Patty Lent [<mailto:Patty.Lent@ci.bremerton.wa.us>]
Sent: Saturday, August 10, 2013 5:55 PM
To: Kathy Cocus
Subject: RE: Need 200 acres for heavy mfg. -- brownfield sites are highly desirable

Hello Kathy,

What about our Brownfield site off Pennsylvania or the old Bremerton Gasworks Superfund Site?
Just curious?

Mayor Patty Lent
City of Bremerton
345 6th Street, Suite 600
Bremerton WA 98337
360 473-5266

From: Kathy Cocus [<mailto:cocus@kitsapeda.org>]
Sent: Friday, August 09, 2013 10:29 AM
To: Chal Martin; Andrea Spencer
Cc: 'John Powers'; Becky Hasart; Patty Lent
Subject: RE: Need 200 acres for heavy mfg. -- brownfield sites are highly desirable

Chal,

Thank you for your thoughtful and comprehensive response. We did a similar run through with Port of Bremerton staff and determined that the site that could accommodate the acreage requirement on the west side near the rail line is currently committed to another project. We are unaware of any privately held land with the acreage requirements (200 acres minimum; 400 acres desired for full build out) in close enough proximity to the rail line. That said, we have determined we will need to decline making a proposal on this particular lead.

As far as the short response time, the state will be sending their response back later next week, but we always "back" up the deadline to acquire details to send to the state and allow time to follow up on any questions. It is not uncommon to have a week or less to response to these leads.

Unfortunately, as is often the case with large global corporations, we do not know the name of the company or detailed information regarding the operations. I will say we more often than not get a better idea of what they will be doing (such as solar panel production, automotive parts, etc.). In this instance, the client has

chosen to be very general and will likely provide more details as they vet the sites they want to review further.

As always, I appreciate the thoughtfulness, thoroughness and detailed response we receive regarding inquiries such as this from the City. We looking forward to working with you on many other opportunities.

Regards,

Kathy

From: Chal Martin [<mailto:Chal.Martin@ci.bremerton.wa.us>]
Sent: Friday, August 09, 2013 10:10 AM
To: Kathy Cocus; Andrea Spencer
Cc: John Powers; Becky Hasart; Patty Lent
Subject: RE: Need 200 acres for heavy mfg. -- brownfield sites are highly desirable

Kathy,

Very interesting – thank you for considering us. Andrea is on vacation. I hope you don't mind that I have copied the Mayor here and also Becky. It seems to me this is the type of proposal we need to bring a number of perspectives into in order to make sure we have a broad enough knowledge base to work up an initial analysis.

My first reaction: City support for this heavy manufacturing proposal is possible, but it would commit our water (and possibly wastewater) systems to the edge of their capability. Upgrades would be needed. We would need to bring in the best and brightest engineering help to define those upgrades. And I think there are significant policy implications to committing City resources to support this proposal, not all of which I have thought through or even know about at this juncture.

To put this into context: For less than half this amount of water, the Navy supports over 12,000 jobs. 2.5 MGD average daily demand is equivalent to 12,500 single family homes. Still, we could probably support the first 2 phases.

5 MGD would push our current system to its limit, and might trigger additional expensive system improvements. And there would be the need to implement additional water rights, of which process/timeline I am not sure.

Could this operation use reclaimed water for its industrial use? That might be an interesting avenue to pursue. Would it directly discharge its own industrial wastewater through its own plant, or would it need the city's wastewater treatment plant?

I think the transportation end of this could probably be accommodated, depending on the location of the plant. Locating the plant close to state transportation routes would be best.

Policy questions: Would this be the type of industry we would want to support with a huge commitment of our utilities? What are the financial implications, both short term and long term, for the City (my initial thinking is that the City would need to see a positive and significant revenue increase for such a substantial commitment)? This will take some analysis and thought.

I note Commerce is apparently asking for a response by Monday. That does not seem very realistic, given the obvious complexities here.

If this is a serious request for information, and you and John believe Bremerton may be in the running to

support/locate, then we should sit down with our senior city staff as the Mayor may designate, and have a serious discussion. Would you like me to calendar something up? Thanks Chal

Chal A. Martin, P.E.

Director, Public Works and Utilities Department

City of Bremerton

(360) 473-5315 / (360) 473-5018 fax

chal.martin@ci.bremerton.wa.us

From: Kathy Cocus [<mailto:cocus@kitsapeda.org>]

Sent: Tuesday, August 06, 2013 1:39 PM

To: Andrea Spencer; Chal Martin

Cc: John Powers

Subject: FW: Need 200 acres for heavy mfg. -- brownfield sites are highly desirable

Andrea and Chal,

We have received a lead from WA Department of Commerce who is supporting a site selector's search for 200 acres for heavy manufacturing. Their client – an American, privately-held manufacturer with a global footprint – is expanding to be closer to their growing market. This is a heavy manufacturing project and the utility needs are quite large. The project will be developed in multiple phases. The first two phases will result in a \$700M capital investment and 347 full-time employees. There is a high probability the client will implement two additional phases roughly doubling their investment and the utility needs.

The client is very amenable to building on a brownfield – historically they have been very successful developing brownfield sites and reusing the existing infrastructure and shortening the permitting process.

Please review the following site requirements. If you have a property that may be suitable for this project, please forward details and I'll review with Department of Commerce. After an initial vetting commerce will follow up with the ADO's with a supplementary community information and candidate site application questionnaire. **Please note information is due to KEDA by August 12, 2013.**

Our question: would SKIA support this in regards to water, wastewater, sludge waste, etc.?

	Phase 1 & 2	Total Build Out (additional operations)
Capital Investment	\$700 million	\$1.4 billion+
Employment	347 full time employees	700+ full time employees
Site Size	200 acres minimum	400+ acres preferred
Rail Traffic	30-35 per week	60-70+ per week
Truck Traffic	700 trucks per week	1,400+ trucks per week
Electricity Usage	430,000 MWh per year	860,000 MWh per year min.
Electrical Connected Load	52 MW	104 MW min.

Natural Gas	2,000,000 DTH	4,000,000 DTH min.
Potable Water	30,000 gallons/day	60,000 gallons/day min.
Industrial Water	2.5 million gallons/day	5 million gallons/day min.
Industrial Wastewater	1.8 million gallons/day	3.6 million gallons/day min.
Sanitary Wastewater	5,000 gallons/day	10,000 gallons/day min.
Nonhazardous Waste (Sludge)	30 tons/day	60 tons/day
Nonhazardous Solid Waste (Other)	220 tons/year	440+ tons/year

Kathy Cocus

Business Development Director



360.377.0180 www.kitsapeda.org



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